

<b>Applicant</b>	City of Fort Lauderdale/ Fiveash Water Treatment Plant	
<b>Request</b>	Public Purpose Use/Security Fencing	
<b>Location</b>	4321 NW 9 Avenue	
<b>Legal Description</b>	Acreage in 21-49-42	
<b>Property Size</b>	Approx 15 acres	
<b>Zoning</b>	Utility (U)	
<b>Existing Land Use</b>	Utility	
<b>Future Land Use Designation</b>	Utility	
<b>Comprehensive Plan Consistency</b>	The proposal is consistent with the City's Comprehensive Plan	
<b>Other Required Approvals</b>	City Commission by Ordinance as a Public Purpose Use	
<b>Applicable ULDR Sections</b>	47-18.26 – Public purposes uses. 47-19.5 – Fences, walls and hedges 47-21.6 – Landscape and tree preservation requirements	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
	Front (n)	3'
	Rear (s)	3' along NW 38 <sup>th</sup> Street
	Side (e)	3' along Powerline Road 0' along I-95 ROW
	Side (w)	0'
<b>Lot Density</b>	NA	NA
<b>Lot Size</b>	NA	Approx. 15 acres
<b>Lot Width</b>	None	370'
<b>Building Height</b>	NA	NA
<b>Structure Length</b>	NA	NA
<b>Floor Area</b>	NA	NA
<b>VUA Landscaping</b>	NA	NA
<b>Landscaping Lot Coverage</b>	NA	NA
<b>Open Space</b>	NA	NA
<b>Parking</b>	NA	NA
<b>Notification Requirements</b>	<ul style="list-style-type: none"> <li>• Mail Notice to Property Owners and Property Owners within 300'</li> <li>• Sign Notice Along Each Road Frontage</li> <li>• Newspaper Notice</li> </ul> *Notice Requirements Pursuant to Section 47-27.5	
<b>Action Required</b>	Recommend to City Commission Recommend to City Commission with Conditions Deny	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	James Cromar, Planner II	

	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

The application is for a Public Purpose Use designation, requesting relief from certain zoning regulations in a Utility (U) zoned property. The applicant is requesting relief from the below-outlined ULDR requirements in order to provide increased security for the City of Fort Lauderdale Fiveash Water Treatment Plant.

The applicant requests relief from the following zoning regulations:

- 47-19.5.H.3 - restricts the use of barbed wire fencing to portions of the property not visible from any street.
- 47-21.6 - requires continuous hedge and trees along the fence line, which prevents clear line of sight security considerations.

**Property/Project Description:**

The surrounding area is primarily industrial and utility. The property is a long parcel, stretching from NW 38<sup>th</sup> Street to NW 44<sup>th</sup> Street. A portion of the property fronts on Powerline Road. The I-95 right-of-way is on the east of the property, and the FEC tracks are on the west. In one section to the west, the Central Maintenance Shop sits across the FEC tracks from the Fiveash WTP. The property directly abuts incorporated areas of Oakland Park. A Broward County facility, J. Easterlin Park, is across the street to the south.

The existing fencing on the site is 6-foot high chain link fence with barbed wire and is in poor condition. The applicant proposes the installation of 8-foot high chain link fence with barbed wire around the perimeter of the facility. The proposed fencing includes a gated entrance.

The applicant is requesting relief from landscaping requirements (47-21.6) that require continuous hedge and trees along the fence line. These requirements prevent clear line of sight security considerations.

**Comprehensive Plan Consistency:**

The Utility land use is consistent with the Future Land Use element of the Comprehensive Plan.

**Public Purpose Use Approval**

Pursuant to Sec. 47-18.26, the applicant has provided a narrative (**Exhibit 1**) addressing the criteria for Public Purpose Use Approval and including additional information as required by the Development Review Committee (DRC). The DRC review took place on January 13, 2004, with all comments being addressed satisfactorily.

**Staff Determination:**

Staff finds the requests for Public Purpose Use Approval in conformity with the Comprehensive Plan and the ULDR. Should the Board recommend approval of the proposal, the following conditions are recommended:

1. Approval is subject to City Commission approval.
2. Final DRC.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

PZ02-R-04/03-17-04/JLC